



## PLACER COUNTY PLANNING DEPARTMENT

Reserved for Date Stamp

### AUBURN OFFICE

3091 County Center Dr  
Auburn, CA 95603

530-745-3000 /FAX 530-745-3080

Web page: [www.placer.ca.gov/planning](http://www.placer.ca.gov/planning)

### TAHOE OFFICE

565 W. Lake Blvd./P. O. Box 1909  
Tahoe City CA 96145

530-581-6213 /FAX 530-581-6282

Email : [planning@placer.ca.gov](mailto:planning@placer.ca.gov)

## SUBSEQUENT ENTITLEMENT DETAIL MAJOR SUBDIVISION MODIFICATION

Required Maps: 15 folded to 8-1/2x11" (1 copy reduced to 8-1/2 x 11")

Filing Fee:\$ \_\_\_\_\_

File # SUB- \_\_\_\_\_

Hearing Date \_\_\_\_\_

Required Applications: 1

Receipt # \_\_\_\_\_

PURSUANT TO THE POLICY OF THE BOARD OF SUPERVISORS, THE PLANNING DEPARTMENT CANNOT ACCEPT APPLICATIONS ON TAX DELINQUENT PROPERTY. APPLICATIONS AFFECTING PROPERTIES WITH ZONING VIOLATIONS, OR OTHER VIOLATIONS OF COUNTY CODE, MAY BE REJECTED.

### TO BE COMPLETED BY THE APPLICANT

1. Subdivision Name \_\_\_\_\_ APN \_\_\_\_\_

2. Developer \_\_\_\_\_

Telephone Number Fax Number

1. Address \_\_\_\_\_

City State Zip Code

3. Engineer \_\_\_\_\_

Telephone Number Fax Number

2. Address \_\_\_\_\_

City State Zip Code

4. Proposed Change and Reason for Request \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. Final Map Book & Page \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

### DECISION OF HEARING BODY

On \_\_\_\_\_, the Planning Commission/Board of Supervisors approved/denied the modification per Condition #1, subject to the attached conditions of approval.

EXPIRATION DATE: \_\_\_\_\_

**POSTING OF PROPERTY:** At the time of application, posters will be provided by the Planning Department. These posters, in addition to notifying adjacent land owners of pending subdivision near their property, are used by county staff members to confirm they are looking at the correct piece of property when doing a field review. Should the staff members not be able to locate the property involved, the proposed subdivision will be continued to an open date by the Planning Commission until the required field review can be completed.

## INSTRUCTIONS FOR FILING A SUBDIVISION MODIFICATION

Prior to processing a Subdivision Modification application, the County must make an environmental assessment of the project. The amount of review varies with the project; no review may be required for some, while an Environmental Impact Report may be required for others.

After environmental review is complete, the following information is required: Complete one Initial Project Application, one Exemption Verification form and one copy of the Subdivision Modification application form and file along with the current filing fee and 15 maps/site plans which shows the following information (maps shall be no larger than 8-1/2" x 11" or **FOLDED** to that size) in addition to one 8 ½ x 11".

1. Boundary lines and dimensions of parcel(s).
2. Existing and proposed structures and their gross floor area in square feet, parking areas with spaces delineated, distance between structures and distance from property lines.
3. The approximate area of the parcel (in square feet or acres).
4. Names, locations and widths of all existing traveled ways, including driveways, streets, and rights-of-way, on or adjacent to the property.
5. Approximate locations and widths of all existing and proposed streets, rights-of-way, driveways, and/or parking areas.
6. Approximate location and dimensions of all existing easements, well, leach lines, seepage pits, or other underground structures.
7. Approximate location and dimensions of all proposed easements for utilities and drainage.
8. Approximate location of all creeks and drainage channels and a general indication of the slope of the land and all trees of significant size.
9. Accurately plot, label, and show exact location of the base and driplines of all protected trees (native trees 6" dbh or greater, or multi-trunk trees 10" dbh or greater) within 50 feet of any development activity (i.e. proposed structures, driveways, cuts/fills, underground utilities, etc.) pursuant to Placer County Code, Chapter 36 (Tree Ordinance). NOTE: A tree survey prepared by an I.S.A. certified arborist may be required. Verify with the Planning Department prior to submittal of this application.
10. Site plan shall show all existing and proposed grading.
11. North arrow and approximate scale of drawing.
12. Vicinity map which shows the location of the subject property in relation to existing County roads and adjacent properties sufficient to identify the property in the field for someone unfamiliar with the area. The distance to the closest intersection of County roads should be shown to the nearest 1/10th of a mile.
13. Assessor's parcel number(s), section, township, and range.
14. Name(s) of project, property owner(s), and applicant.
15. Modifications to setbacks recorded on final maps will require a Certificate of Variance. An 8-1/2 x 11" display map must be provided by a licensed surveyor or engineer (samples available).

Once the application, filing fee and maps are received and determined to be adequate, the application will be set for hearing before the Planning Commission. Applicants will be notified by mail of the hearing date and time.